

This instrument was provided by:

Mike Atchison  
Attorney at Law, Inc.  
P. O. Box 822  
Columbiana, Alabama 35051

After recording, return to:

Charles Corbitt  
PO Box 388  
Columbiana AL 35051

STATE OF ALABAMA,  
SHELBY COUNTY

## QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of \_\_\_\_\_ (\$ \_\_\_\_\_) and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **John D. Averett Sr. and wife, Martha J. Averett**, hereby remises, releases, quit claims, grants, sells, and conveys to **Charles L. Corbitt and Kathy T. Corbitt** (hereinafter called Grantee), all his right, title, interest and claim in or to the following described real estate, situated in **Shelby** County, Alabama, to-wit:

The above described property constitutes no part of the homestead of the Grantor.

*This Deed was prepared from data furnished by the Grantee. No Title Examination was requested or undertaken. The preparer of this Instrument has not reviewed the status of Title on this property, has not been employed to do so, and acts only as the drafter of this Instrument.*

**TO HAVE AND TO HOLD** to said **GRANTEE** forever.

Given under my hand and seal, this 1<sup>st</sup> day of February, 2013

John D. Averett Sr.  
John D. Averett Sr.

Martha J. Averett  
Martha J. Averett

STATE OF ALABAMA  
COUNTY OF SHELBY

I, Mike T. Atchison, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **John D. Averett Sr. and Martha J. Averett**, whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1<sup>st</sup> day of February, 2013.



20130204000048860 1/3 \$19.00  
Shelby Cnty Judge of Probate, AL  
02/04/2013 03:53:00 PM FILED/CERT

Mike T. Atchison

Notary Public  
My Commission Expires: 10-4-16

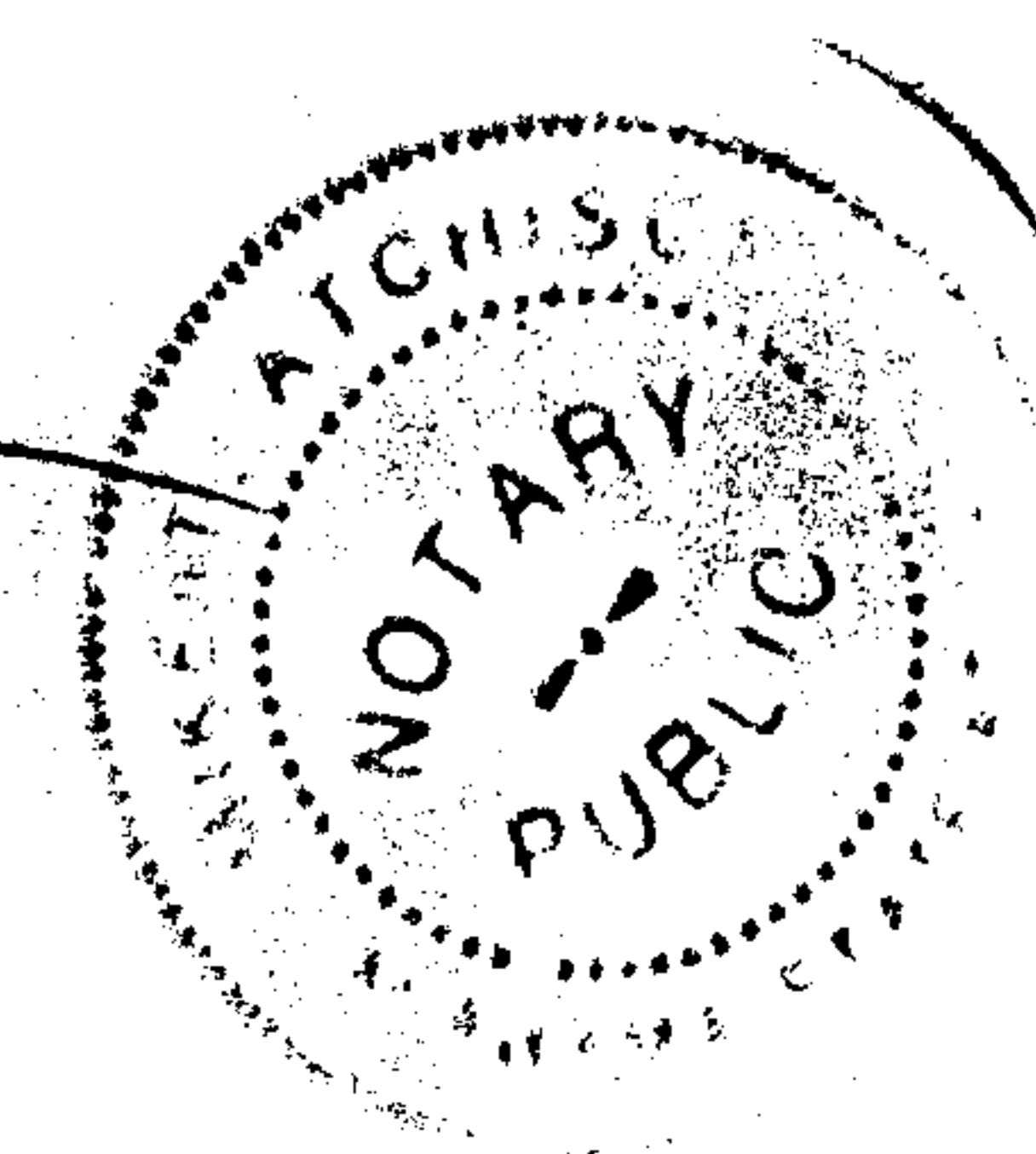
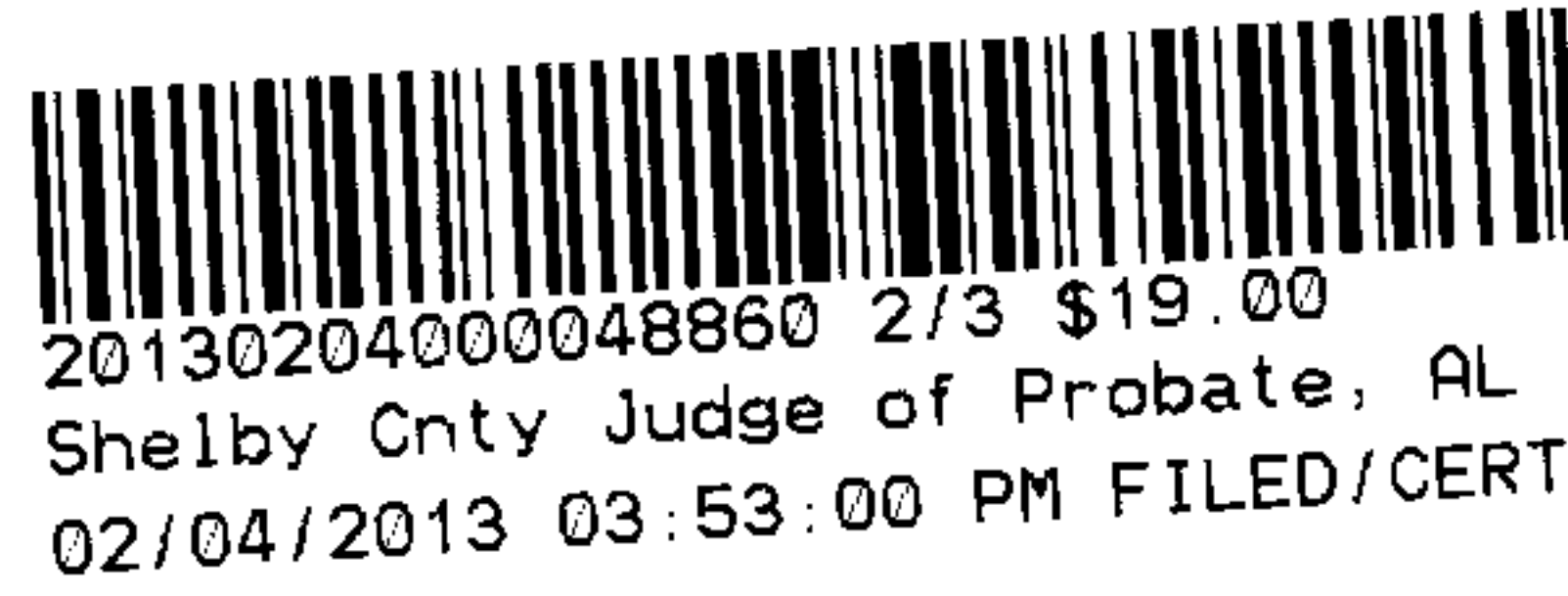


EXHIBIT A  
LEGAL DESCRIPTION

Commencing at a 2" Iron Bar, found at the Northwest corner of said Section 25, Township 21 South, Range 1 West; thence south along the west line of said section a distance of 417.62' to a point; thence N 88 degrees 00 minutes 00 seconds e, a distance of 295.08 feet a square boil, found at the POINT OF BEGINNING; thence continue Easterly along the same course 151.37' to the SW corner of INST # 2011-14487; thence Southerly 11.04' to a point; thence S 88 degrees 38 minutes 25 seconds W, along said fence, a distance of 85.55' to a 5/8" rebar, stamped "L.H. King"; thence N 84 degrees 54 minutes 44 seconds W, a distance of 65.72' to the POINT OF BEGINNING.





# Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name John D. Averett Sr  
Mailing Address P.O. Box 1135  
Columbiana Ala 35051

Grantee's Name Charles Corbitt  
Mailing Address P.O. Box 388  
Columbiana Ala 35051

Property Address 208 Thompson Street  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date of Sale 2-1-13  
Total Purchase Price \$ Value on  
Or previous deed.  
Actual Value \$ \_\_\_\_\_  
Or  
Assessors Market Value \$ \_\_\_\_\_

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (Check one) (Recordation of documentary evidence is not required)

☒ Bill of Sale  
☒ Sales Contract  
☐ Closing Statement

☐ Appraisal  
☐ Other  
\_\_\_\_\_

If the conveyance document presented for recordation contains all of the required information referenced Above, the filing of this form is not required

## Instructions

Grantor's name and mailing address – provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address – provide the name of the person or persons to whom interest to property is being conveyed.

Property address – the physical address of the property being conveyed, if available.

Date of Sale – the date on which interest to the property was conveyed.

Total Purchase Price – the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for recording.

Actual Value – If the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidence by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimated fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975, Section 40-22-1 (h).

I attest to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975, Section 40-22-1 (h).

Date 2-1-13

\_\_\_\_\_  
Unattested  
(verified by)

Print Charles Corbitt  
Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one



20130204000048860 3/3 \$19.00  
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